

From: Jose Gonzalez
To: ["Dennis Rader"](#)
Cc: ["Garen Yegparian"](#)
Subject: RE: FW: Parcel 5139-014-017 (100 W Olympic)
Date: Thursday, April 06, 2017 4:30:00 PM
Attachments: [5139-014-017 Prorated 2017 Building Assessment.xlsx](#)

Hi Dennis and Garen

Attached is the calculation for the pro-rated 2017 building assessment for parcel 5139-014-017 so that it can be direct-billed (including owner's name and mailing address).

Thank you

From: Dennis Rader [mailto:dennis.rader@lacity.org]
Sent: Tuesday, March 21, 2017 9:58 AM
To: Jose Gonzalez <jose@fashiondistrict.org>
Cc: Garen Yegparian <garen.yegparian@lacity.org>
Subject: Re: FW: Parcel 5139-014-017 (100 W Olympic)

Submit a spreadsheet to us, with just the calculation of the additional pro-rated amount from the date of the CofO. We'll review it, and if it's ok we'll send an invoice to the property owner.

It would be great if you have the property owner's current mailing address as well.

On Tue, Mar 21, 2017 at 9:08 AM, Jose Gonzalez <jose@fashiondistrict.org> wrote:

Hi Garen

Thanks for the information. This is very useful.

In terms of direct-billing the property for the 2017 assessment corresponding to this new building square footage, what do we need to do?

Jose

From: Garen Yegparian [mailto:garen.yegparian@lacity.org]
Sent: Tuesday, March 21, 2017 7:26 AM
To: Jose Gonzalez <jose@fashiondistrict.org>

Cc: Dennis Rader <dennis.rader@lacity.org>
Subject: Re: FW: Parcel 5139-014-017 (100 W Olympic)

Good morning Jose,

Thanks for your patience. I'm back in the office.

The answer to your question as to how to distinguish parking from other uses is that the codes you see to the left of the square footages are use codes:

A2- assembly

B- office/professional

M- retail or similar

R2- residential

S2- parking

As to lot size, that can be found on the assessor's maps or whatever other source you may have used. Note that it would not have changed since the BID was renewed.

I hope this information is sufficient. Let me know if otherwise.

Garen

On Thu, Mar 9, 2017 at 3:20 PM, Jose Gonzalez <jose@fashiondistrict.org> wrote:

Ok thanks

From: Dennis Rader [mailto:dennis.rader@lacity.org]

Sent: Thursday, March 09, 2017 2:46 PM

To: Jose Gonzalez <jose@fashiondistrict.org>

Cc: Garen Yegparian <garen.yegparian@lacity.org>

Subject: Re: FW: Parcel 5139-014-017 (100 W Olympic)

Jose, although Garen was working a few hours this morning, he is still on jury duty and won't be back in the office until Monday to answer your question.

On Thu, Mar 9, 2017 at 2:19 PM, Jose Gonzalez <jose@fashiondistrict.org> wrote:

Hi Garen

It's the first time that I am trying to read these building permits.

I can see that the 531,194 total comes from adding several numbers on top of the 2nd page of the attached building permit.

10,201

3,988

15,937

501,068

531,194

How do you know which numbers are for building and which are for parking?

Is there any info about the lot size sf?

Thanks

From: Garen Yegparian [mailto:garen.yegparian@lacity.org]
Sent: Thursday, March 09, 2017 9:22 AM
To: jose@fashiondistrict.org
Cc: Dennis Rader <dennis.rader@lacity.org>
Subject: Re: FW: Parcel 5139-014-017 (100 W Olympic)

Good Morning Jose.

I looked through the new COs listed in IDIS.

It seems the images of the COs have not yet been posted, just their content.

Regardless, if you look at the first block of text below the document title, you will see some 15 digit reference numbers. These are the building permits covered. The relevant one, 13010-10000-02225 (located at the upper right-hand corner of the document), which Dennis had sent you is included. So the square footages listed on that building permit are what should be used, the 531,194 sf.

I hope this helps.

Garen

On Wed, Mar 1, 2017 at 10:46 AM, Dennis Rader <dennis.rader@lacity.org> wrote:

Garen, could you answer this question from Jose at Fashion District?

----- Forwarded message -----

From: **Jose Gonzalez** <jose@fashiondistrict.org>
Date: Tue, Feb 28, 2017 at 11:07 AM
Subject: FW: Parcel 5139-014-017 (100 W Olympic)
To: Dennis Rader <dennis.rader@lacity.org>

Hi Dennis

Thank you for providing the attached document.

I just checked on the B&S website and it looks like the Temporary Certificate of Occupancy was issued 2/14/2017.

I did not see any lot size or building square footage on the information listed on the website.

So I cannot confirm the 531,194 building square footage information you provided below.

Please let me know what are the next steps.

Thank you

From: Dennis Rader [mailto:dennis.rader@lacity.org]

Sent: Monday, February 06, 2017 10:02 AM

To: Jose Gonzalez <jose@fashiondistrict.org>

Subject: Re: Parcel 5139-014-017 (100 W Olympic)

Jose, according to the building permit research done by my staff, the residential and retail portion of the complex is 531,194 sqft and the parking structure is 205,108 sqft.

See attached. Keep in mind that this 2014 document is the most current one that we have access to, but that it's not the actual C/O. Although unlikely, bldg sqft could be modified subsequent to the filing of this application. Once the C/O document comes through, we can review it at that time.

On Fri, Feb 3, 2017 at 7:47 AM, Dennis Rader <dennis.rader@lacity.org> wrote:

I'll ask one of my staff next week.

On Wed, Feb 1, 2017 at 11:14 AM, Jose Gonzalez <jose@fashiondistrict.org> wrote:

Hi Dennis

I tried to find the proposed Building Square Footage of the new building for this parcel but could not find such information on the Building and Safety website.

Any other way to find out?

Thank you

From: Dennis Rader [mailto:dennis.rader@lacity.org]

Sent: Friday, January 27, 2017 11:23 AM

To: Jose Gonzalez <jose@fashiondistrict.org>

Subject: Re: Parcel 5139-014-017 (100 W Olympic)

Jose, I sent one of my staff out there to look at the building since we could not find a CO or TCO on it from the office. He told me that although the building looks like it will be imminently ready for occupancy, a contractor on site told him that they have not yet been able to get their TCO due to some issues that they have to resolve.

The most prominent address of the building is 1026 S Broadway
(Broadway Palace Apts.)

Here is the link to get you started in looking up the CO yourself in the future, let us know if you find a CO or TCO for this building in 2017 and we'll go from there.

<http://ladbsdoc.lacity.org/idispublic/>

On Fri, Jan 27, 2017 at 9:35 AM, Dennis Rader <dennis.rader@lacity.org> wrote:

Jose, I have returned from vacation. Mario has been out of the office, I'll look into it.

On Mon, Jan 23, 2017 at 8:36 PM, Jose Gonzalez <jose@fashiondistrict.org> wrote:

Hi Dennis

Parcel 5139-014-017 (1007 S Main St) has been under construction but it may be now completed.

Are you able to find out whether a Regular (or Temporary) Occupancy Permit has been issued – or tell me how I can find out?

Thank you

Jose Gonzalez
Finance Manager
LA Fashion District BID
Tel [213 488-1153 ext. 711](tel:213488-1153ext.711)
Fax [213 488-5159](tel:213488-5159)
Email: jose@fashiondistrict.org

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Dennis Rader
Technical Research Supervisor
Los Angeles City Clerk, NBID Division
[213-978-1120](tel:213-978-1120)

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[213-978-1120](#)

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[213/978-2621](#)

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[213-978-1120](#)

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[213/978-2621](#)

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213-978-1120